



焦點專欄 / Focal columns



你所不知道的國產世界 - 解析你我與國產的距離

國有財產在你我周遭隨處可見，本署為了讓國有財產在公共事務上充分發揮效益，替大家帶來更優質的生活環境，做了許多努力，並在推動國家重要政策、支持政府機關運作、提供公共建設用地等多面向取得具體成果。

The world of the National Property Administration (NPA) that people don't know – An analysis of the distance between the public and the NPA

National properties are all around us. In order to give full play to the benefits of national properties in public affairs and bring a better living environment to everyone, the NPA has made many efforts and achieved solid results in many aspects, including promotion of important national policies, supporting of the operations of government agencies, provision of lands for public construction, etc.



國產署舉辦 1,490 公頃國有非公用邊際土地提供環保團體認養簽約儀式

本署經管新竹、嘉義、臺南地區國有邊際土地提供環保團體認養，認養面積高達 1,490 餘公頃，111 年 4 月 29 日假財政部舉辦簽約儀式，由財政部莊政務次長翠雲與本署曾署長國基共同見證，期許各環保團體結合在地力量，保護當地動植物生態環境及推廣民眾參與。本署並持續主動篩選適宜國有土地，媒合更多環保團體申請認養，公私協力為環境生態保育付出心力，期達國土環境永續發展的願景。

The contract execution ceremony on the adoption of the 1,490 hectares of national non-public marginal lands by environmental protection groups — an event held by the NPA

NPA managed the national marginal lands in Hsinchu, Chiayi, and Tainan for adoption by environmental protection groups. The area for adoption reached 1,490 hectares. On April 29, 2022, a contract execution ceremony was held at the office of the Ministry of Finance (MOF), which was jointly witnessed by Zhuang, Cui-Yun, Political Deputy Minister (PDM) of the Ministry of Finance (MOF), and Zeng, Guo-Ji, Director-General of the NPA. It was hoped that various environmental protection groups would combine local forces to protect the ecological environment for local animals and plants and to promote public participation. Moreover, the NPA continues to actively select suitable national lands, match more land adoption between the NPA and more environmental protection groups, and put efforts into conservation of the environmental ecology with public and private collaboration, hoping to realize the vision of sustainable development of the environment of national lands.





土城產業新量能，國有土地搶先機

新北市土城區國有土地原位暫緩發展區，透過市地重劃整體開發，提供區域內完善公共設施，現鄰近土城醫院，擁板南線、萬大線雙捷運，鄰國道、快速道路，交通及醫療資源充裕，滿足民衆生活機能需求，具有發展地區型商業之空間與能量，經本署與新北市政府共同研議招商開發可行性。目前新北市政府已完成招商，並由統一超商股份有限公司首度投資地區商業中心，建立新北企業營運總部，引進知名品牌進駐商業空間，引入新北市新創企業進駐。

New energy in Tucheng industries, and new opportunities in national lands

The national land in Tucheng District, New Taipei City, was previously an area put on hold for development. Through the overall development of urban land rezoning and the improvement of public facilities, the District is now adjacent to Tucheng Hospital, enjoys the convenience of two rapid transit lines, i.e. Bannan Line and Wanda Line, and in the proximity of the national expressway. With abundant transportation and medical resources, the District is fully equipped with arrays of functions to facilitate people's living, having the space and energy to develop regional business. After joint discussions between the NPA and the New Taipei City Government on the feasibility of investment promotion and business development, the New Taipei City Government has currently completed investment promotion. As a result, President Chain Store Corporation has newly invested in the regional commercial center, established here at the center of its New Taipei headquarters, and introduced well-known brands and other local new start-ups to settle in the commercial center.



漁電共生複合使用機制說明會 - 養殖地承租戶

配合國家推動漁電共生之政策，本署就轄管國有地訂定國有養殖地承租戶與光電業者辦理漁電共生複合使用機制，本署南區分署並於今（111）年5月2、5、10日分別於高雄市路竹區公所及嘉義縣布袋鎮公所，針對國有養殖地承租戶辦理漁電共生複合使用作業流程說明會。

Information Session on the Mechanism of Mutual Development of Fishery and Electricity — for tenants of fishing culture lands

In line with the state's policy of promoting the mutual development of fishery and electricity, the NPA has established a mechanism of composite mutual development for both lessees of national fishing culture lands and the optoelectronic industry for the national lands under its jurisdiction. On May 2, 5, and 10 of 2022, respectively at Luzhu District Office of Kaohsiung City and Budai Town Office of Chiayi County respectively, the Southern Region Branch of the NPA held information sessions on the operating process of the composite mutual development of fishery and electricity for the tenants of the national fishing culture lands.



法令宣導 / Announcement of legal amendments

111.05.13 修正「國有非公用土地設定地上權作業要點」第 5 點、第 11 點、第 15 點

放寬專案提供設定地上權屬社會、文化、教育、慈善、救濟團體舉辦公共福利或慈善救濟者之權利金評定標準，與專案提供設定地上權依中央目的事業主管機關主管法規之優惠規定計收權利金及地租，提高相關團體配合中央目的事業主管機關施政需要、業務推動以及公共利益相關推動政策之意願。

Amendments to Points 5, 11, and 15 of the Operation Directions for Establishment of Superficies on National Non-public Use Land.

Royalties evaluation criteria were set up for social, cultural, educational, charitable, and relief organizations that organize public welfare or charitable relief in establishment of superficies through relaxation projects. With respect to the establishment of superficies through the relaxation projects, the royalties and land rents are calculated and collected in accordance with the preferential provisions of the laws and regulations of the central competent authority of the target business. Such amendments were made to enhance the willingness of the related groups in cooperating with the central competent authority of the target business for the governance needs, business promotion, and policies related to the public interests.

111.02.25 修正「國有非公用土地設定地上權作業要點第 8、9、11、21、22 點」

配合國有非公用土地設定地上權案實務作業，放寬地上權人繳清權利金期限、提出貸款申請期限等，並增加抵押權人資格包括經政府核准於國內經營金融業務之農會信用部或漁會信用部，及新增地上權設定抵押權者，地上權案涉終止契約時，本署所屬分署依契約辦理相關事項及配合抵押權人債務催理作業等，降低金融機構對地上權案放款疑慮，有利地上權人財務規劃與增加地上權人取得貸款來源及地上權業務推展。

Operation Directions for Establishment of Superficies on National Non-public Use Land

In cooperation with practical operations for setting up superficies rights on national non-public lands, the deadlines for person of superficies to pay off royalties and to apply for loan applications, etc. were relaxed. Meanwhile, the qualifications for being a holder of the mortgage were extended to include the credit department of the farmers' or the fishermen's associations approved by the government to operate financial business domestically in the territory of the R.O.C., as well as those who set up new mortgages on the establishment of superficies. Where a superficies case involves the termination of the contract, the responsible Region Branch of the NPA shall handle related matters in accordance with the contract, and cooperate with the holders of the mortgage in debt collection operations, etc., to ease concerns of financial institutions in issuing loans for superficies cases, facilitate the financial planning of the person of superficies, extend the lending sources for the person of superficies, and promote the superficies business.

111.01.18 修正「國有非公用財產委託經營實施要點第 6 點、第 9 點、第 11 點」

為配合提供興辦事業得於各階段核准許可期間內繼續使用國有非公用財產，並就已取具核准文件及簽訂契約之受託人向目的事業主管機關申請同一興辦事業下一階段核准時，得以委託經營契約作為相關權利證明文件，爰修正委託經營期間認定基準為，不得逾目的事業主管機關認定或核准興辦事業之各階段作業期程（含各階段可展延期間）總和，及增訂經委託機關同意後，得以委託經營契約作為土地同意使用證明文件或土地使用權利證明之情形；另配合國有非公用財產委託經營實施要點 109 年 6 月 23 日修正，將委託經營契約期間最長 20 年延長至 30 年，為利受託人財務規劃，茲就委託經營期間超過 20 年者放寬相關規定，修正委託經營期間超過 20 年案件之訂約權利金分期繳交方式及分期繳交期數，讓受託人財務規劃更彈性，協助其專注於事業經營。

Implementation Directions for Consigned Operation Business of National Non-public Use Property

In cooperation with the approved undertaking's continuous use of national non-public use properties during the approved period in each stage, as well as the consigned party's (the "trustee") entitlement in using the contract of consigned operations as a supporting document in proving the authorized use of the leased land, and the requirement for the consigned party to apply to the competent authority of the respective industries for the approval and/or permit in the next stage of the original approved undertaking, the recognition baseline for the period of consigned operation was amended, so that the sum of the operation periods for each stage (including extension of period for each stage) recognized or approved by the competent authority of the respective industries shall not be exceeded. After the said amendments were approved by the consigning authority, the contract of consigned operations can be used as a supporting document in proving the authorized use or the rights to use of the leased land. Additionally, in view of the amendments to the Implementation Directions for Consigned Operation Business of National Non-public Use Property, dated June 23, 2020, the maximum contract period of the consigned operations was extended from 20 years to 30 years. To help facilitate the trustee's financial planning, the related provisions were relaxed on methods and number of installment payments for the contractual royalties under those contracts with a consigned operation term of over 20 years. Accordingly, the trustee may enjoy more flexible financial planning, thus able to concentrate better on the operation of the business.

招標訊息 / ITT (Invitation to tender) related information



標售不動產

Sale of real estate by tender



標租不動產

Lease of real estate by tender



招標設定地上權

ITT for the establishment of superficies

政令宣導 / Announcement of decrees



參與標租、標售投標應如何準備投標保證金及申請貸款流程

How to prepare a bid bond related to leasing and sale of national properties through tendering, and the process for loan application



不小心使用到國有土地怎麼辦？國有非公用土地已終止占用列管且欠繳使用補償金金額為新臺幣 300 元以下案件處理方式

What should I do if I accidentally use a national land? Handling methods for cases where the occupancy of the national non-public land is terminated (with such land being released from the tracking list) and the amount owing owed for use compensation is less than NT\$300



國有出租造林地承租人防範森林火災宣導

Promotion of Forest Fire Prevention for Lessees of Leased National Afforestation Forestlands



簡化國有出租造林地租金計收方式，提升為民服務效能

Simplify the charging method for the national leased reforestation areas to improve the service efficacy for citizens